

160.0

0003

0008.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
725,500 / 725,500
725,500 / 725,500
725,500 / 725,500

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|-----|--------|-------------------------|
| 125 | | HILLSIDE AVE, ARLINGTON |

| OWNERSHIP | Unit #: |
|----------------------------|---------|
| Owner 1: CHRISTIE CHADWICK | |
| Owner 2: CHRISTIE SARAH | |
| Owner 3: | |
| Street 1: 125 HILLSIDE AVE | |
| Street 2: | |

| | |
|---------------------|------------|
| Twn/City: ARLINGTON | |
| St/Prov: MA | Cntry |
| Postal: 02476 | Own Occ: Y |

| | |
|----------------------------------|--|
| PREVIOUS OWNER | |
| Owner 1: CASTELLI JOHN P-ETAL - | |
| Owner 2: CASTELLI MARGUERITE R - | |
| Street 1: 125 HILLSIDE AVE | |
| Twn/City: ARLINGTON | |

| | |
|---------------|-------|
| St/Prov: MA | Cntry |
| Postal: 02476 | Type: |

| | |
|--|--|
| NARRATIVE DESCRIPTION | |
| This parcel contains .169 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1924, having primarily Wood Shingle Exterior and 1416 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms. | |

| | |
|-------------------|------------|
| OTHER ASSESSMENTS | |
| Code | Descrip/No |

| | | | |
|------|------------|--------|----------|
| Code | Descrip/No | Amount | Com. Int |
| | | | |

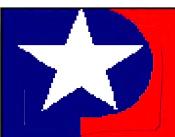
| | | | | | | |
|------------------|------|-------------|-----|---------|------|-------------|
| PROPERTY FACTORS | | | | | | |
| Item | Code | Description | % | Item | Code | Description |
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exempt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

| | |
|-----------------------------------|-----------------|
| LAND SECTION (First 7 lines only) | |
| Use Code | Description |
| LUC Fact | No of Units |
| Depth / PriceUnits | Unit Type |
| | Land Type |
| LT Factor | |
| Base Value | Unit Price |
| 0 | 70. |
| Neigh | Neigh |
| Neigh Influ | Neigh Mod |
| Infl 1 | % |
| Infl 2 | % |
| Infl 3 | % |
| Appraised Value | Alt Class % |
| | Spec Land % |
| | J Code Fact |
| | Use Value Notes |

| | | | | | | | | | | | | | | | | | | | | | | | | |
|-----|------------|------|---------|------|---|-----|------|---|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| 101 | One Family | 7350 | Sq. Ft. | Site | 0 | 70. | 0.87 | 8 | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value | Legal Description | User Acct |
|----------|-----------|----------------|------------|------------|-------------|-------------------|-----------|
| 101 | 7350.000 | 272,400 | 4,700 | 448,400 | 725,500 | | 106806 |
| | | | | | | | GIS Ref |
| | | | | | | | GIS Ref |
| | | | | | | | Insp Date |
| | | | | | | | 10/06/18 |



Patriot

Properties Inc.

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| 2022 | 101 | FV | 272,400 | 4,700 | 7,350. | 448,400 | 725,500 | | Year end | 12/23/2021 |
| 2021 | 101 | FV | 264,100 | 4700 | 7,350. | 448,400 | 717,200 | | Year End Roll | 12/10/2020 |
| 2020 | 101 | FV | 264,200 | 4700 | 7,350. | 448,400 | 717,300 | 717,300 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 215,900 | 4700 | 7,350. | 448,400 | 669,000 | 669,000 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 214,800 | 4700 | 7,350. | 397,100 | 616,600 | 616,600 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 214,800 | 4700 | 7,350. | 333,100 | 552,600 | 552,600 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 214,800 | 4700 | 7,350. | 333,100 | 552,600 | 552,600 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 209,500 | 4700 | 7,350. | 288,200 | 502,400 | 502,400 | Year End Roll | 12/11/2014 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|-----------------|-----------|------|----------|-----------|------------|----|-----|-------|-------|
| CASTELLI JOHN P | 50848-264 | | 3/7/2008 | | 532,000 | No | No | | |
| | 8218-111 | | 1/1/1901 | Family | | No | No | N | |
| | | | | | | | | | |
| | | | | | | | | | |

BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|-----------|--------|----------|--------|-----|------------|----------|------------|--------------------|
| 4/8/2011 | 242 | Wood Dec | 1,500 | | | | | |
| 3/27/1992 | 97 | | 5,000 | | | | | REM-BATH-ADD-1/2 B |
| | | | | | | | | |
| | | | | | | | | |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|------------|--------------|-----|---------|
| 10/6/2018 | TTL REFUSAL | HS | Hanne S |
| 10/23/2008 | Meas/Inspect | 163 | PATRIOT |
| 12/2/1999 | Meas/Inspect | 256 | PATRIOT |
| 1/1/1982 | | GP | |
| | | | |
| | | | |

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION

| | | |
|---------------|------------------|----------|
| Type: | 6 - Colonial | |
| Sty Ht: | 2 - 2 Story | |
| (Liv) Units: | 1 | Total: 1 |
| Foundation: | 2 - Conc. Block | |
| Frame: | 1 - Wood | |
| Prime Wall: | 1 - Wood Shingle | |
| Sec Wall: | | % |
| Roof Struct: | 1 - Gable | |
| Roof Cover: | 1 - Asphalt Shgl | |
| Color: | BROWN | |
| View / Desir: | | |

GENERAL INFORMATION

| | |
|---------------|------------------|
| Grade: | C+ - Average (+) |
| Year Blt: | 1924 |
| Eff Yr Blt: | |
| Alt LUC: | |
| Alt %: | |
| Jurisdct: | G12 |
| Fact: | . |
| Const Mod: | |
| Lump Sum Adj: | |

INTERIOR INFORMATION

| | |
|---------------|---------------|
| Avg Ht/FL: | STD |
| Prim Int Wal: | 2 - Plaster |
| Sec Int Wall: | |
| Partition: | T - Typical |
| Prim Floors: | 3 - Hardwood |
| Sec Floors: | |
| Bsmnt Flr: | 12 - Concrete |
| Subfloor: | |
| Bsmnt Gar: | |
| Electric: | 3 - Typical |
| Insulation: | 2 - Typical |
| Int vs Ext: | S |
| Heat Fuel: | 2 - Gas |
| Heat Type: | 5 - Steam |
| # Heat Sys: | 1 |
| % Heated: | 100 |
| % AC: | |
| Solar HW: | NO |
| Central Vac: | NO |
| % Com Wal | % Sprinkled |

MOBILE HOME

| | | | | | | | | | |
|------------------------------------|--|--------|--|-----------|--|-------|--|--------|--|
| Make: | | Model: | | Serial #: | | Year: | | Color: | |
| PARCEL ID 160.0-0003-0008.0 | | | | | | | | | |

SPEC FEATURES/YARD ITEMS

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod JFact | Juris. Value |
|------|-------------|---|-----|-----|----------|------|-----|------|------------|-----|------|-----|------|-------|------------|------------|--------------|
| 2 | Frame Shed | D | Y | 1 | 5X10 | A | AV | 1990 | 0.00 | T | 23.2 | 101 | | | | | |
| 3 | Garage | D | Y | 1 | 18X20 | A | AV | 1924 | 21.94 | T | 40 | 101 | | | 4,700 | | 4,700 |

More: N

Total Yard Items:

4,700

Total Special Features:

Total:

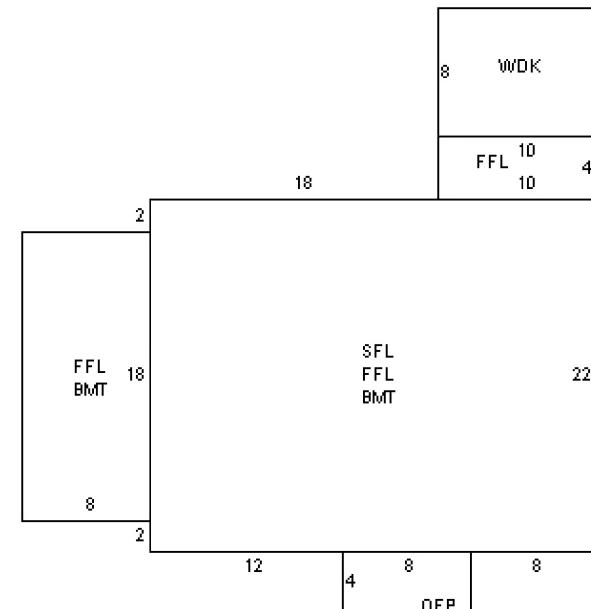
4,700

BATH FEATURES

| | | |
|------------|---|-----------------|
| Full Bath: | 1 | Rating: Average |
| A Bath: | | Rating: |
| 3/4 Bath: | 1 | Rating: Good |
| A 3QBth: | | Rating: |
| 1/2 Bath: | | Rating: |
| A HBth: | | Rating: |
| OthrFix: | 1 | Rating: Average |

COMMENTS**RESIDENTIAL GRID**

| | | |
|--------------|---------------------------------|-----------|
| 1st Res Grid | Desc: Line 1 | # Units 1 |
| Level | FY LR DR D K FR RR BR FB HB L O | |
| Other | | |
| Upper | | |
| Lvl 2 | | |
| Lvl 1 | | |
| Lower | | |
| Totals | RMS: 7 | BRs: 3 |
| | Baths: 1 | HB |

SKETCH**OTHER FEATURES**

| | | |
|---------|---|-----------------|
| Kits: | 1 | Rating: Average |
| A Kits: | | Rating: |
| Fpl: | | Rating: |
| WSFlue: | | Rating: |

CONDOS INFORMATION

| | |
|--------------|--|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

DEPRECIATION

| | | |
|-------------|--------------|-------|
| Phys Cond: | AV - Average | 31. % |
| Functional: | | % |
| Economic: | | % |
| Special: | | % |
| Override: | | % |

REMODELING

| | |
|------------|--|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

RES BREAKDOWN

| | | | |
|---------------|-----|-----|----|
| No Unit | RMS | BRS | FL |
| 1 | 7 | 3 | |
| Totals | | | |
| 1 | 7 | 3 | |

SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value | Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|--------------------|--------------|------------|-----------|--------------|----------|---------|---------|--------|----|-------|
| FFL | First Floor | 800 | 171.990 | 137,592 | | | | | | |
| BMT | Basement | 760 | 51.600 | 39,214 | | | | | | |
| SFL | Second Floor | 616 | 171.990 | 105,946 | | | | | | |
| WDK | Deck | 80 | 15.680 | 1,254 | | | | | | |
| OFF | Open Porch | 32 | 43.120 | 1,380 | | | | | | |
| Net Sketched Area: | | | | 2,288 | Total: | 285,386 | | | | |
| Size Ad | 1416 | Gross Area | 2288 | FinArea | 1416 | | | | | |

SUB AREA DETAIL**IMAGE****AssessPro Patriot Properties, Inc**